

<b>MDA No.</b>	1	2	8	2
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Title: Fire, Resilience and Emergency Planning (FREP) Committee – Cladding Recommendations Report

### **Executive Summary**

At the FREP Committee meeting on 3 February 2021 the Committee resolved:

*That a general delegation of authority be delegated, in relation to urgent matters only, in respect of the Committee's powers and functions (apart from those that cannot under the GLA Act 1999 as amended be delegated) to the Chair of the Committee, in consultation with party Group Lead Members, from the close of this meeting until the Annual Meeting of the London Assembly scheduled to take place on 14 May 2021.*

Following consultation with the Deputy Chairman and party Group Lead Members, the Chair of the Committee, Andrew Dismore AM, agreed a Cladding Recommendations report.

A copy of the report is included in **Appendix 1**.

### **Decision**

That the Chair, in consultation with the Deputy Chairman and party Group Lead Members, agree a Cladding Recommendations Report.

### **Assembly Member**

I confirm that I do not have any disclosable pecuniary interests in the proposed decision and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

**Signature**

**Date** 19/03/2021



**Printed Name** Andrew Dismore AM (Chair, Fire, Resilience and Emergency Planning Committee)

## Decision by an Assembly Member under Delegated Authority

Notes:

1. The Lead Officer should prepare this form for signature by relevant Members of the Assembly to record any instance where the Member proposes to take action under a specific delegated authority. The purpose of the form is to record the advice received from officers, and the decision made.
2. **The 'background' section (below) should be used to include an indication as to whether the information contained in / referred to in this Form should be considered as exempt under the Freedom of Information Act 2000 (FoIA), or the Environmental Information Regulations 2004 (EIR). If so, the specimen Annexe (attached below) should be used. If this form does deal with exempt information, you must submit both parts of this form for approval together.**

### Background and proposed next steps:

At the FREP Committee meeting on 3 February 2021 the Committee resolved:

*That a general delegation of authority be delegated, in relation to urgent matters only, in respect of the Committee's powers and functions (apart from those that cannot under the GLA Act 1999 as amended be delegated) to the Chair of the Committee, in consultation with party Group Lead Members, from the close of this meeting until the Annual Meeting of the London Assembly scheduled to take place on 14 May 2021.*

Following consultation with the Deputy Chairman and party Group Lead members, the Chair of the Committee, Andrew Dismore AM, agreed the Cladding Recommendations Report

This action was considered urgent due to the impact on Londoners financial, physical and mental health of the continued delay in resolving these matters; and as the next meeting of the Committee was provisionally scheduled, pending agreement at the London Assembly Annual Meeting, for July 2021, the urgency delegation was used.

This will be reported back to the Committee's first meeting in 2021/22 for the public record. A copy of the report is included at Appendix 1.

The terms of reference for this project were approved by the Chair under delegated authority. Officers confirm that the report and its recommendations fall within these terms of reference.

### Confirmation that appropriate delegated authority exists for this decision

Signed by Committee  
Services

*Diane Richards*

Date 18/03/21

Print Name: Diane Richards

Tel: 07925 353 478

### Financial implications NOT REQUIRED

Signed by Finance

N/A

Date

N/a

Print Name

N/A

Tel:

N/a

**Legal implications**

The Chair of the Fire, Resilience and Emergency Planning Committee has the power to make the decision set out in this report.

Signed by Legal



Date 18/03/2021

Print Name

Emma Strain, Monitoring Officer

Tel: X 4399

Additional information should be provided supported by background papers. These could include for example the business case, a project report or the results of procurement evaluation.

**Supporting detail/List of Consultees:**

Susan Hall AM (Deputy Chairman) and David Kurten AM.

**Public Access to Information**

Information in this form (Part 1) is subject to the FoIA, or the EIR and will be made available on the GLA Website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** this form (Part 1) will either be published within one working day after it has been approved or on the defer date.

**Part 1 – Deferral**

**Is the publication of Part 1 of this approval to be deferred?** No

Until what date: (a date is required if deferring)

**Part 2 – Sensitive information**

Only the facts or advice that would be exempt from disclosure under FoIA or EIR should be included in the separate Part 2 form, together with the legal rationale for non-publication.

**Is there a part 2 form -** No

**Lead Officer/Author**

Signed



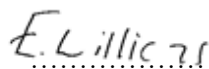
Date: 18/03/21

Print Name

**Aoife Nolan**

Tel:07849303897

Job Title

**External Comms Officer**Countersigned by  
Director

Date 18/3/2021

Print Name

**Ed Williams**

Tel: x. 4399

# Cladding Recommendations

Fire, Resilience and Emergency Planning  
Committee

**LONDONASSEMBLY**

## Fire, Resilience and Emergency Planning Committee

### Introduction

Since the publication of the Fire, Resilience, and Emergency Planning Committee's report on the impact of the cladding crisis in January 2021, the Government has announced an additional £3.5bn of funding to help ease the financial burden of those who are living in high-rise properties affected by the cladding crisis. The total amount of funding committed by the Government to help with the removal of cladding from properties is now £5bn.

While this funding has brought relief to those living in unsafe properties over 18 metres, there are a number of other types of buildings that have unsafe cladding or other fire safety defects which are ineligible to receive support from national government.

The recommendations in this report provide an update to the Committee's cladding crisis [report](#) from January 2021 on what the Mayor and the Government must do to help all of those trapped in unsafe, overcrowded and unsellable homes due to their buildings having cladding or other fire defects.

### What the Committee has done to date

The Fire, Resilience, and Emergency Planning Committee started looking at properties with cladding and how this impacted Londoners shortly after the Grenfell Tower fire in June 2017. Since September 2020, the Committee has been speaking with Londoners who live in homes with cladding and other fire safety defects. From these conversations, the Committee has made a number of recommendations to the Mayor of London, the Government, and the London Fire Brigade on how they each play a vital role in supporting people stuck in properties affected by cladding.

[Read more about the Committee's work](#)



## What is the Committee calling for now?

There are many properties affected by cladding, with a complex picture of different challenges faced by leaseholders based on the individual defects in their buildings emerging. A blanket policy is not enough to help all those living in buildings with fire safety defects.

The Committee has listed the types of homes that they are currently aware are impacted by the cladding crisis. The recommendations proposed to the Mayor, Government, and London Fire Brigade in this document must take into consideration all the different properties impacted by the cladding crisis.

Types of buildings that are impacted by the cladding crisis include: -

1. All buildings with Aluminium Composite Material (ACM) Cladding
2. High-rise buildings (over 18 metres) with non-ACM cladding privately owned
3. High-rise buildings (over 18 metres) with non-ACM cladding social sector owned
4. Low to medium-rise buildings (under 18 metres) with non-ACM cladding privately owned
5. Low to medium-rise buildings (under 18 metres) with non-ACM cladding social sector owned
6. Shared ownership properties with non-ACM cladding
7. Dwellings with non-ACM cladding (one / two / three storeys) privately owned
8. Dwellings with non-ACM cladding (one / two / three storeys) social sector owned

In addition, there are a number of properties that will not be issued with an External Wall Survey form (EWS1) due to other fire safety defects. An EWS1 form is required when selling a property to prove to the new buyer that the building is free from fire issues. Mortgage lenders will not release finance without an EWS1 form.

The Royal Institution of Chartered Surveyors has recently taken action to unblock the housing market and has produced guidance following consultation with stakeholders which it aims to be implemented from 5 April 2021. The guidance creates clarity and consistency about when a valuer is not required to request further investigation of cladding through an EWS1 form before valuing a property in a building of multiple occupations.

While properties with fire defects do not fit into a category above, the Committee has called for local and national government to come up with a plan to deal with buildings with other fire safety issues across the capital. Some fire defects include lack of compartmentation, fire doors and alarms, sprinklers, combustible balconies, and missing compartmentalisation.

The Committee is therefore making a number of recommendations to both the Mayor and the Government to help leaseholders and residents living in homes with cladding and other fire safety defects.

## Recommendations

The Committee welcomes the £5bn funding provided by the Government towards remediation of dangerous cladding on buildings over 18 metres. Whilst this will bring relief to some of the thousands of leaseholders currently living in high-risk buildings, there is yet to be a detailed strategy published of how local and national Government plan to help those living in unsafe buildings that are under 18 metres. The £5bn funding also does not help the thousands of people who are in severe financial hardship with many facing bankruptcy due to costs relating to buildings that have cladding or other safety defects. As such, the Committee feels there is still more work to do by the Mayor and the Government including: -

### Recommendation 1

As each type of building listed above will need different funding, legislation, and government intervention to remove cladding and rectify other fire defects, the Mayor should set up a taskforce with representatives from each of the property areas to ensure that everyone's voice is heard. The Mayor should then use the taskforce to understand what he needs to do to help Londoners stuck in unsafe homes, but also report back to Government on what's needed to remove cladding from all buildings around the capital.

### Recommendation 2

The Mayor must work with councils and the London Fire Commissioner (LFC) to audit how many buildings have cladding on them. Funding will need to be provided for Councils to conduct this work. Once this is done, the Mayor should publish a 'Cladding Strategy for London' working with leaseholders and the recommended taskforce as well as London Councils and the LFC.

### Recommendation 3

The Government must publish a plan of how it is going to remove cladding from all of the buildings listed above and in what timescale by the fourth anniversary of the Grenfell Tower fire on 14 June 2021 and publish a monthly progress report on how many buildings have had cladding removed.

### Recommendation 4

A plan is published as soon as possible on what action the Government will take to deal with other serious fire defects and protect leaseholders from being made to pay for these to be remediated.

### Recommendation 5

The removal of the terms of shared ownership properties which state that residents of a shared ownership property, regardless of what percentage they own, are required to pay full costs for the removal of cladding.

## Connect with us

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